

**VILLAGE OF ALGONQUIN
PLANNING AND ZONING COMMISSION
Meeting Minutes
Algonquin Village Hall Board Room
July 10, 2006**

AGENDA ITEM 1: Roll Call to Establish a Quorum

Present: Chairperson Auger; Commissioners, Hoferle, Neuhalfen, Sabatine, Sosine, Sturznickel, and Szpekowski.

Absent: None.

Staff Members Present: Jeff Mihelich, Assistant Village Manager; Katie Thornton, Senior Planner, Esther Marquardt, Schefflow Engineers and Kelly Cahill, Village Attorney.

AGENDA ITEM 2: Approval of Minutes from the June 12, 2006 meeting

Chairperson Auger entertained a motion to approve the June 12, 2006 minutes. Commissioner Sosine moved and Commissioner Sturznickel seconded a motion to approve the minutes as presented. The voice vote noted all ayes and the motion carried.

Chairperson Auger noted that the following items would be brought before the Planning and Zoning Commission for consideration this evening.

- Consideration of Request for Rezoning from B-2 to O-T, Special Use Permit, Preliminary Plat of Subdivision and Preliminary PUD.
Case No. 2006-14 Riverside Square
- Consideration of a Request for Final PUD.
Case No. 2006-13 Young Innovations
- Consideration of a Request for Final PUD and Final Plat of Subdivision.
Case No. 2006-11 Harlem Furniture

AGENDA ITEM 3: Consideration of Request for Rezoning from B-2 to O-T, Special Use Permit, Preliminary Plat of Subdivision and Preliminary PUD.
Case No. 2006-14 Riverside Square

OPEN PUBLIC HEARING AND ESTABLISH QUORUM

Mr. Mihelich called roll to verify a quorum. Present: Chairperson Auger; Commissioners Hoferle, Sabatine, Sosine, Sturznickel, Neuhalfen, and Szpekowski.

Chairperson Auger stated the developer has requested the petition be continued to the next Planning and Zoning Commission meeting in order to allow them more time to address staff comments.

COMMISSION MOTION ON PETITION

Commissioner Sabatine moved and *Commissioner Szpekowski* seconded a motion to recommend continuing Riverside Square to the August 14, 2006 Planning and Zoning Commission meeting. The Roll Call noted the following: Ayes: Chairperson Auger, Commissioners: Hoferle, Sabatine, Sosine, Neuhalfen, Sturznicke, and Szpekowski. Motion carried.

AGENDA ITEM 4: Consideration of a Request for Final PUD.
Case No. 2006-13 Young Innovations

ESTABLISH QUORUM

Mr. Mihelich called roll to verify a quorum. Present: Chairperson Auger; Commissioners Hoferle, Sabatine, Sosine, Sturznicke, Neuhalfen, and Szpekowski.

PETITIONER COMMENTS

Mr. Chad Fors, Young Innovations, introduced the development team and provided background on the company. Young Innovations is a dental equipment manufacturer and supplier, providing their products to dentists. They have been in business for 100 years and recently became a publicly traded company. They are a growth company and that is the reason for the desire to expand in Algonquin.

Mr. Shel Dobrin, Dobrin and Associates, described the architecture of the building. The building is designed to meet Young Innovation's current needs plus anticipated growth. The building will feature the office in the front with two main entrances. The color scheme is still under discussion by Young Innovations.

Mr. Karl Krogstad, Gary Weber and Associates, described the landscape plans for the site. The landscaping is designed to compliment the front architectural elements of the building and to soften the other elevations of the building into the surrounding site.

STAFF AND COMMISSION COMMENTS

Ms. Katie Thornton, Senior Planner, provided an overview of the entire project. The Village is very excited to have a 95,000 square foot single tenant interested in the Algonquin Corporate Campus. Young Innovations currently have an office in Algonquin, so we are pleased that they are looking to stay and expand in Algonquin. The building will be constructed with pre-cast panels that have been upgraded with pilasters, decorative lights, clearstory windows, medallions, and color banding around the entire building. Staff is requesting that the developer add additional pilasters around the north and west elevations and additional evergreen trees on south perimeter to screen the loading docks.

Ms. Esther Marquardt, Scheflow Engineers, commented on the few engineering issues such as the water main looping around the building.

Commissioner Hoferle commented on the impressive design of the building and inquired about the northern entrance into the parking lot. Mr. Mihelich stated that the proposed location is acceptable; however Teska recommended moving the entrance to the south to eliminate any confusion with the curve in the road.

Commissioner Szpekowski inquired if the petitioner had reviewed all of Teska's comments and agrees with them. Mr. Fors stated they have reviewed all the staff and consultant reports and are working with staff to address the comments. *Commissioner Szpekowski* mentioned she is pleased that Young Innovations is staying in Algonquin.

Commissioner Neuhalfen inquired if the access point will be moved to the south. Mr. Mihelich stated this is still under consideration with staff and the developer. *Commissioner Neuhalfen* inquired if the use is manufacturing or distribution. Mr. Fors stated the primary use will be warehouse/distribution with some light assembly of small equipment. *Commissioner Neuhalfen* inquired if there are any waste issues from this process. Mr. Fors stated there will be no toxic wastes generated or disposed of at this site. *Commissioner Neuhalfen* inquired if they will add a second shift. Mr. Fors did not foresee the need for two shifts operating here.

Chairperson Auger asked where the trash enclosure will be located. Mr. Fors stated the location shown on the plans will be the location and the enclosure will be constructed out of precast to match the building.

Commissioner Sabatine commented he liked the building and that they are staying in Algonquin.

Commissioner Sosine commented she is pleased to see Young Innovations remain in Algonquin and likes the building design.

Commissioner Sturznickel inquired if it is Wendt Drive or Street. Ms. Thornton said she would confirm with the plat of subdivision.

PUBLIC COMMENT

There was no public comment.

COMMISSION MOTION ON PETITION

Commissioner Sosine moved and *Commissioner Sturznickel* seconded a motion to recommend approval of the request for Final PUD for Young Innovations consistent with the plans submitted by the developer and the conditions recommended by staff. The Roll Call noted the following: Ayes: Chairperson Auger, Commissioners: Hoferle, Sabatine, Sosine, Neuhalfen, Sturznickel, and Szpekowski. Motion carried.

AGENDA ITEM 5: Consideration of a Request for Final PUD and Final Plat of Subdivision.
Case No. 2006-11 Harlem Furniture

ESTABLISH QUORUM

Mr. Mihelich called roll to verify a quorum. Present: Chairperson Auger; Commissioners Hoferle, Sabatine, Sosine, Sturznickel, Neuhalfen, and Szpekowski.

PETITIONER COMMENTS

Ms. Linda Kost of Centerville Properties introduced the development team and provided some background about Harlem Furniture. Harlem Furniture opened the first store in 1913 and currently has 16 stores in operation.

Mr. Kirk Halma, Centerville Properties, described the building architecture. He highlighted the additional elements that have been added based on comments from the Village Board on previous buildings in this area. The Harlem Furniture building features precast panels with brick as a major design feature on the front elevation and wrapping around the sides of the building, large windows with awnings, varied roof line, and reveal bands stained to match the brick color around the base and mid section of the building. The landscape plan will be revised to include more landscaping at staff requests to the foundation of the building and in the parking lot.

STAFF AND COMMISSION COMMENTS

Ms. Katie Thornton, Senior Planner, provided an overview of the entire project. The building is designed to compliment the other two buildings on site (Ashley Furniture and the Great Escape) while maintaining the individual elements key to Harlem. Centerville has agreed to work with staff to address all of our comments.

Ms. Esther Marquardt, Scheflow Engineers, commented on the few engineering issues such as retaining the volume of the stilling basin.

Commissioner Hoferle commented on the busy appearance of the front elevation. Mr. Bob Clarke, Harlem Furniture, explained that the windows about the entry feature will remain, however the mullions will be removed. Harlem's entry feature into the store includes a curved wall that will be painted with "the Roomplace" which can be seen through the windows. *Commissioner Hoferle* inquired about the parking lot islands. Mr. Halma explained that the pattern of the islands is repeated, and the south side of the development has a very large green space area.

Commissioner Szpekowski inquired why the access road does not connect to Grandview. Mr. Mihelich stated that Grandview is controlled by the Village of Carpentersville and when they allow the curb-cut the developer will be required to install the access drive. At this time there is an emergency access point to Grandview.

Chairperson Auger asked what size the signs will be. Mr. Clarke stated Harlem is aware of the Village sign code and will comply. They are in the process of re-branding from Harlem Furniture to the Roomplace but they will pick one sign. The monument sign will be reduced to comply with the preliminary PUD ordinance. Chairperson Auger inquired about stilling basin. Mr. Mihelich responded that the detention for the site is located to the east of the commercial property and serves the commercial and residential properties. The stilling basin was installed as part of the Willoughby Farms development and must keep the volume of storage until the property on the west side of Randall Road is developed.

Commissioner Sabatine commented that access to Grandview would be desirable.

PUBLIC COMMENT

There was no public comment.

COMMISSION MOTION ON PETITITON

Commissioner Hoferle moved and *Commissioner Sosine* seconded a motion to recommend approval of the request for Final PUD and Final Plat of Subdivision for Harlem Furniture consistent with the plans submitted by the developer and the conditions recommended by staff. The Roll Call noted the following: Ayes: Chairperson Auger, Commissioners: Hoferle, Sabatine, Sosine, Neuhalfen, Sturznickel, and Szpekowski. Motion carried.

AGENDA ITEM 6: Old Business/New Business:

There was a general discussion on the following items:

- Sidewalk/bike path along County Line Road.
- Cornish Park progress.
- Introduction of Andrew Bogda, Community Development Intern

AGENDA ITEM 7: Adjournment

Commissioner Szpekowski moved and *Commissioner Sabatine* seconded a motion to adjourn the meeting. The voice vote noted all ayes. The motion carried, and the meeting was adjourned at 8:35 p.m.

A handwritten signature in cursive script, appearing to read "Katherine A. Thornton".

Respectfully Submitted,
Katherine A. Thornton